

IN RE: PETITION FOR ADMIN. VARIANCE
W/S of Seven Courts Drive, and S/W
side of Proctor Lane
11th Election District
5th Councilmanic District
9400 Seven Courts Drive

Sean Ledford & Lori Ledford
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 99-471-A
*

* * * * *

ORDER ON MOTION FOR RECONSIDERATION

WHEREAS, this matter was originally filed as a Petition for Administrative Variance by the legal owners of the subject property, Sean and Lori Ledford. Based upon my review of the file, as well as the comments from the Office of Planning, the Petitioners' request for administrative variance was denied by Order dated the 28th day of June, 1999.

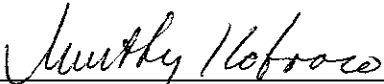
WHEREAS, Mr. & Mrs. Ledford, by a motion received July 8, 1999, requested that I reconsider my previous denial of the variance request. Mr. Ledford met with representatives of the Planning Office and presented information to them for their review and consideration.

WHEREAS, Mr. Jeffrey Long from the Office of Planning, advised this office that the Planning Office had, in fact, reconsidered the Petitioners' request for variance and now supports the Petitioners' request.

THEREFORE, it is this 13th day of July, 1999, that the Petitioners' Request for Variance to allow a 6 ft. fence in his yard, which abuts the front yard of an adjacent property owner in lieu of the permitted 42" fence, be and is hereby APPROVED.

ORDER RECEIVED FOR FILING
Date 7/13/99
By J. C. [Signature]

The Petitioner shall have thirty (30) days from the date of this Order to file an appeal of this decision.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

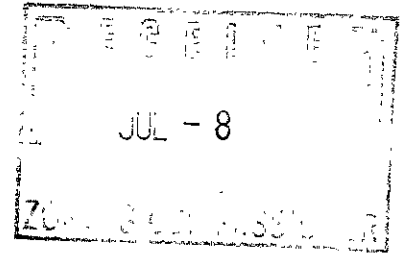
cc: Mr. & Mrs. Sean Ledford

ORDER RECEIVED FOR FILING
7/13/99
R. J. Preston

RE: Motion for Reconsideration for a Petition for Administrative Variance - Case NO. 99-471-A

FROM: Petitioners Sean and Lori Ledford
9400 Seven Courts Drive
11th Election District
5th Councilmanic District

TO: Mr. Timothy M. Kotroco
Deputy Zoning Commissioner for Baltimore County



Dear Mr. Kotroco,

I spoke to you on the phone last week about the above petition in which I was able to give you additional information that you and Ms. Karin Brown were not made aware. Therefore I am sending this motion along with the additional information in hopes that you will reconsider your decision. I have enclosed the signatures of my surrounding neighbors along with additional pictures of my neighborhood. I appreciate your time in consideration this matter.

I would like to start by saying that I would have included my neighbors signatures in the original petition but I was told by the zoning department that my case was pretty clear cut and that I did not need to obtain them. I had initially talked to a few of my closer neighbors and I let them know that I was going to extend the fence. The neighbors that I talked to agreed that extending the fence was a good idea for my house for many of the reasons I will explain. After obtaining the signatures from my neighbors who live across the street, I found that like my closer neighbors, they are by far in agreement with my decision to extend the fence. In fact all of my neighbors preferred that I extend a 6-foot fence rather than a 42-inch fence. They agreed with my opinion that half of a 6-foot fence and half of a 42-inch fence would not be aesthetically pleasing. They all preferred that I extend a 6-foot fence around my property. If you need or want to talk with them, please call me and I can get their phone numbers for you.

I have also included pictures of my neighborhood with this motion. I have numbered the back of the pictures so that I may talk about them in this document. Both pictures 1 and 2 show my existing fence and my neighbor's section of 42 inch fencing that I believe Ms. Brown was referring to in her document. As you can see from the picture my fence was there before my neighbor's 42-inch fence, in fact you can see that they utilize my 6-foot fence as a partition between our yards. Pictures 3,4, and 5 show houses within my neighborhood in which a 6-foot fence borders the front yard of another homeowner's property. Pictures 4 and 5 are within a block of my house while picture 3 along with a few other houses are within 1000 feet of my house. Finally, picture 6 is a picture of the sign that I had in my yard for over 17 days that was required by zoning. According to a zoning employee that I talked to on the phone a day before the sign came down, no one even called to inquire about the plans. If any one was worried about the aesthetics of extending the fence, I would have hoped they would have called and inquired or petitioned but they did not.

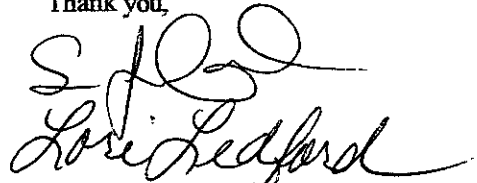
I would also like to state additional reasons why I want to extend my fence. Granted some of the following reasons could be accomplished by extending a 42-inch fence but many of the following reasons can not.

- First and foremost, I along with my neighbors believe it would be more aesthetically pleasing to extend a matching 6-foot fence then to half a 42-inch fence and half a 6-foot fence.
- In addition to the above bullet, I have not been able to find 42 inch fencing to match the existing 6 foot fence but I have been able to find 6 foot fencing to match the existing fence.

- Another reason that I would like to extend my fence is that I live on a high traffic corner. Not only does my corner have high auto traffic but it also has a lot of pedestrian traffic. Extending the fence would alleviate pedestrians, mainly children, from cutting through my yard.
- My wife and I plan to have children in a year or two and would prefer a 6-foot fence due to the high traffic. In the words of my neighbors that live at 9402 Seven Courts Drive and who have lived in this community for over 12 years, "If you plan to have kids, you need a 6 foot fence."
- I have a dog and extending the fence would allow him more room to run. A 6-foot fence would alleviate any problems of someone leaning over the fence and teasing him.
- Extending the fence would keep a large portion of the trash and debris out of my yard.
- Finally, a 6-foot fence would give me privacy in my back yard.

I am sure that I could think of various other reasons but the above reasons are the main ones. I plan on talking to Ms. Brown on 7/7/99 and I hope that with the new information, I will be able to sway her opinion. I just think that in a community that has various houses with 6 foot fences that border other front yard properties, neighbors that have given me their overwhelming consent as well as the fact that no one in my neighborhood even called to protest that hopefully, these facts can sway your opinion to over turn your initial decision. I do plan on putting in a fence, I just hope that I am able to put in a 6-foot fence. In closing I welcome Ms. Brown or yourself to come to my community to view the yard and talk with my neighbors. I again would like to thank you for your time and consideration in this matter.

Thank you,



Sean and Lori Ledford

IN RE: PETITION FOR ADMIN. VARIANCE
W/S of Seven Courts Drive, and S/W
side of Proctor Lane
11th Election District
5th Councilmanic District
9400 Seven Courts Drive

Sean Ledford & Lori Ledford
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 99-471-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a petition for administrative variance filed by the legal owners of the subject property, Sean and Lori Ledford. The Petitioners are requesting a variance for property located at 9400 Seven Courts Drive, located in the Perry Hall area of Baltimore County. Specifically, the variance request is from Section 427 of the Baltimore County Zoning Regulations (B.C.Z.R.) requesting permission to construct a 6' high fence in the rear and side yard of the lot which adjoins the front yard of another in lieu of the required 42". The matter was submitted through the administrative variance process.

When a property owner submits a request for administrative variance, several agencies of Baltimore County comment on that request. In this particular instance, the Office of Planning by and through Karen Brown, the Community Planner for the Perry Hall area of Baltimore County, reviewed the Petitioners' application. Ms. Brown, after reviewing the Petitioners' request and inspecting the surrounding neighborhood, indicated a recommendation to deny the Petitioners' request. According to Ms. Brown, the Petitioners' request to extend the 6' high fence along the perimeter of their property would not be in character and keeping with the surrounding community. Photographs of the property which were submitted by the Petitioners corroborate Ms. Brown's position. Continuing the height of the fence at 6' around the perimeter of the property would, in the opinion of this Deputy Zoning Commission, be out of character with the surrounding community, particularly since this is a corner lot. Therefore, the Petitioners' request for variance shall be

ORDER RECEIVED FOR FILING

Date

6/28/99

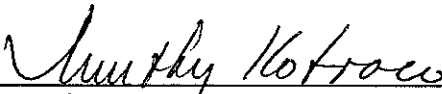
By

JR. Gammara

denied. The Petitioners shall, of course, be permitted to install a 42" high fence around the area of the property that they own. A 42" high fence is permitted by the regulations and would also allow the Petitioners to fence in that portion of their yard that they wish to utilize

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 28th day of June, 1999, that based on the position of the Office of Planning and my review of the documents contained within the file, I find that the Petitioners' request for variance, to allow a 6' high fence in the rear and side yard of a lot which adjoins the front yard of another in lieu of the required 42" shall be DENIED.

The Petitioner shall have thirty (30) days from the date of this Order to file an appeal of this decision.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 6/28/99
By J.P. Gorman



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

June 28, 1999

Mr. & Mrs. Sean Ledford
9400 Seven Courts Drive
Baltimore, Maryland 21236

Re: Petition for Administrative Variance
Case No. 99-471-A
Property: 9400 Seven Courts Drive

Dear Mr. & Mrs. Ledford:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been denied in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9400 Seven Courts Drive
which is presently zoned DR-5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 427 BC & R

TO PERMIT A 6' HIGH FENCE IN THE REAR AND SIDE YARD OF A LOT WHICH ADJOINS THE FRONT YARD OF ANOTHER IN LIEU OF THE REQUIRED 42''.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print W.A. [Signature]
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

Name - Type or Print Sean Ledford
Signature [Signature]
Name - Type or Print Lori Ledford
Signature [Signature]
Address 9400 Seven Courts Dr. Telephone No. (410) 529-1915
City Baltimore State MD Zip Code 21236

Representative to be Contacted:

Name See Above.
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

DATE Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 6 day of September that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-471-A

Reviewed By JF/LTM Date 5-21-99

Estimated Posting Date 5-30-99

220 9/15/98

ORDER RECEIVED FOR FILING
6/28/99

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 9400 Seven Courts Drive
Address
Baltimore MD 21236
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

We currently have a 6 foot fence but would like to extend it around the side of our yard. The fence currently encloses only the back of our yard. We would like to do this for several reasons:

- (1) To double the size of our back yard so that some day we can put a pool in ground & so we can utilize the yard more.
- (2) Keep people from cutting across our yard since we have a corner lot.
- (3) To keep people from leaving trash in our yard.
- (4) To keep our dog in our yard so no one bothers him. (allow more room for dog)

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

S f f l
Signature
Sam Ledford
Name - Type or Print

Lori A. Ledford
Signature
Lori A. Ledford
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17 day of May, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Sam Ledford & Lori A. Ledford
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

5/17/99
Date

David B. Leebman
Notary Public
My Commission Expires 9/1/2001

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

9400 Seven Courts Drive
Address
Baltimore MD 21236
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

We currently have a 6 foot privacy fence but would like to extend it around the side of our yard. The fence currently encloses the back of the yard. We would like to extend the fence for several reasons:

- (1) To double the size of the back yard so that we can utilize it more + some day install a pool.
- (2) To keep people (strangers) from cutting across our yard since we have a corner lot.
- (3) To keep from people leaving trash in our yard.
- (4) To keep our dog in our yard + so no one bothers him. + to allow more room for our dog

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
Signature
Sean Ledford
Name - Type or Print

[Signature]
Signature
Lori A. Ledford
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17 day of May, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Sean Ledford & Lori A Ledford
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

7/7/99
Date

[Signature]
Notary Public
My Commission Expires 11/1/2001



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 9400 Seven Courts Drive
which is presently zoned OR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 427 BC 2R

TO PERMIT A 6' HIGH FENCE IN THE REAR AND SIDE YARD OF A LOT WHICH ADJOINS THE FRONT YARD OF ANOTHER IN LIEU OF THE REQUIRED 42"

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 1 day of MAY , that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-471-A

Reviewed By JF/LTM Date 5-21-99

REU 9/15/98

Estimated Posting Date 5-30-99

Zoning Description

ZONING DESCRIPTION FOR 9400 Seven Courts Drive.

Major Boundaries include Gunpowder Falls State Park to the North, Joppa Road to the South, Belair Road to the East and Harford Road to the West. The property resides on the corner of Seven Courts Drive and Proctor Lane. Beginning at a point on the West side of Seven Courts Drive which is 70 feet wide and North of Proctor Lane which is 70 feet wide. Being Lot #40, Block A, Plat 2 Section 2 of Oakhurst as recorded in Baltimore County Plat Book #43, Folio #128 containing 9904 square feet. Also known as 9400 Seven Courts Drive and located in the 11th Election District, 5th Councilmanic District.

471

49.471-A

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. **067820**

DATE 5/21/99 ACCOUNT Revenue 1100

AMOUNT \$ 50.00

RECEIVED FROM: OFFICIAL 1 DEFERRED

FOR: 01. Variance ITEM # 471
9400 seven courts Dr. Taken by: J/LTM

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

99-471-A

CASHIER'S VALIDATION

PAID RECEIPT

RECEIVED 5/21/1999 15:43:14
REB 4504 CASHIER JACK M.K. DRAMER
Dept 5 EOB ZOMBING VERIFICATION
Receipt # 077568
CR NL 067820

Receipt Tot 50.00
50.00 CR
Baltimore County, Maryland

CERTIFICATE OF POSTING

RE: Case No.: 99-471-A

Petitioner/Developer: _____

Sean + Lori Ledford

Date of Hearing/Closing: 6/14/99

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 9400 Seven Courts Dr.
Perry Hall, MD 21236

The sign(s) were posted on May 28, 1999
(Month, Day, Year)

Sincerely,

Stacy Gardner 5/28/99
(Signature of Sign Poster and Date)

Stacy Gardner

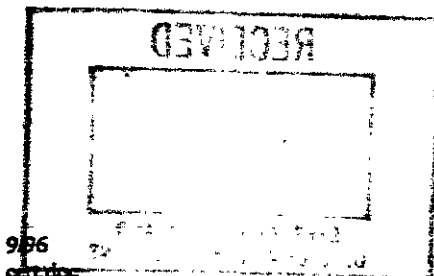
(Printed Name)

SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD 21784

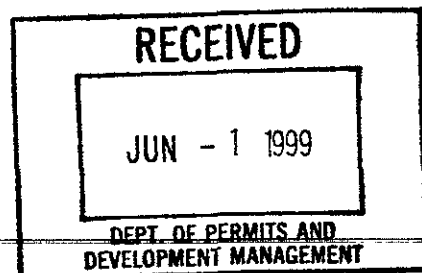
(City, State, Zip Code)

410-781-4000

(Telephone Number)



SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 99- 471 -A Address 9400 Seven Courts Dr.
Contact Person: Jun Fernando / Lloyd Moxley Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 5-21-99 Posting Date: 5-30-99 Closing Date: 6-14-99

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 99- 471 -A Address 9400 Seven Courts Dr.
Petitioner's Name Sean & Lori Ledford Telephone 410-529-1915
Posting Date: 5-30-99 Closing Date: 6-14-99
Wording for Sign: To Permit a 6' high fence in the rear and side yard
of a lot which adjoins the front yard of another in
lieu of the required 42".

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMEN
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 471

Petitioner: Sean + Lori Ledford

Address or Location: 9400 Seven Courts Drive
Baltimore, MD 21236

PLEASE FORWARD ADVERTISING BILL TO:

Name: Sean Ledford

Address: 9400 Seven Courts Drive
Baltimore MD 21236

Telephone Number: (410) 529-1915

Revised 2/20/98 - SCJ

99-471-A 16



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

June 15, 1999

Mr. & Mrs. Sean Ledford
9400 Seven Courts Drive
Baltimore, MD 21236

Dear Mr. & Mrs. Ledford:

RE: Case No.: 99-471-A, Petitioner: Ledford,
Location: 9400 Seven Courts Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on May 21, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr." followed by a stylized flourish.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us

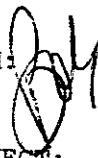


BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: June 16, 1999

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for June 14, 1999
Item Nos. 456, 459, 460, 461, 462,
464, 466, 467, 468, 469, 471, 472,
474, 475, 476, 477, 482, 483, 484,
& 485

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZAC06149.NOC

RECEIVED JUN 21 1999



Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

June 16, 1999

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JUNE 7, 1999

Item No.: See Below Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

456, 457, 458, 459, 460, 461, 462, 464, 465, 466, 467,
468, 469, 470, (471) 472, 474, 475, 476, 477, 478, 479,
480, 483, 484, AND 485

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us

RECEIVED JUN 21 1999



A.V.
6/14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: June 7, 1999

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 9400 Seven Courts Drive

INFORMATION:

Item Number: 471

Petitioner: Ledford Property

Zoning: DR 5.5

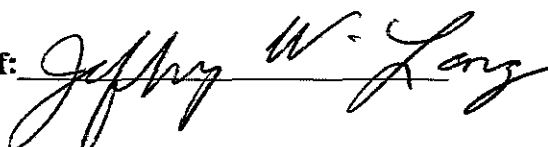
Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not support the request to extend a six foot high fence into the side yard as indicated on the site plan. The petitioner's existing fence is already incompatible with neighboring fencing – none of which exceeds 4 feet in height. To extend the fencing into the side yard would exacerbate the existing condition.

If there should be any questions, please contact Karin Brown, Fifth District Community Planner at 410-887-3480.

Section Chief:



AFK/JL



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 6.4.99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 471

JRF/LTM

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Michael M. Lenhart, Chief
Engineering Access Permits Division

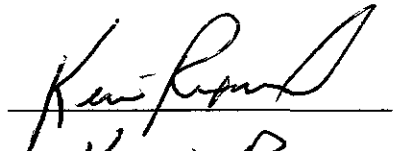
My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

The homeowner of 9400 Seven Courts Drive (Sean and Lori Ledford) explained the plans to extend their 6-foot fence to include the side/back yard of their house. I do not have a concern or problem with their plans.

Signature



Printed Name

KEVIN RETFORD

Address

3752 PROCTOR LANE
Baltimore, Maryland 21236

The homeowner of 9400 Seven Courts Drive (Sean and Lori Ledford) explained the plans to extend their 6-foot fence to include the side/back yard of their house. I do not have a concern or problem with their plans.

Signature *Cheryl & Phil Michael*
Printed Name CHERYL & PHIL MICHAEL
Address 9402 Seven Cts. N.W.
Baltimore, Maryland 21236

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Signature

JD Hassell

Printed Name

FRED HASSELL

Address

3800 PROCTOR LN,
Baltimore, Maryland 21236

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Signature



Printed Name

RICHARD HIESS

Address

9329 SEVEN CTS. DR
Baltimore, Maryland 21236

The homeowner of 9400 Seven Courts Drive (Sean and Lori Ledford) explained the plans to extend their 6-foot fence to include the side/back yard of their house. I do not have a concern or problem with their plans.

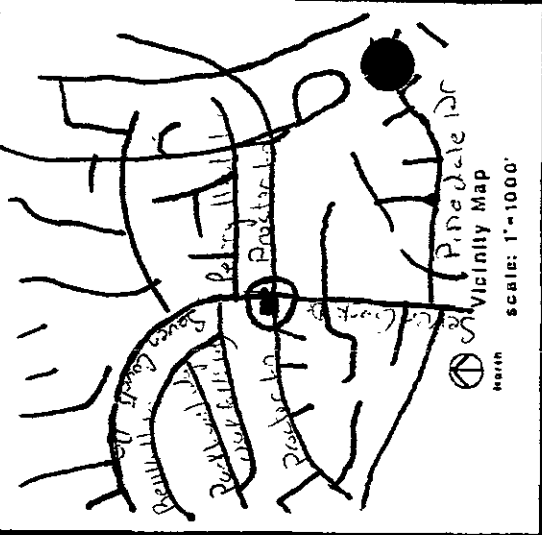
Signature Neil Zimmerman

Printed Name NEIL ZIMMERMAN

Address 9330 SEVEN COURTS DR.
Baltimore, Maryland 21236

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

see pages 5 & 6 of the CHECKLIST for additional required information

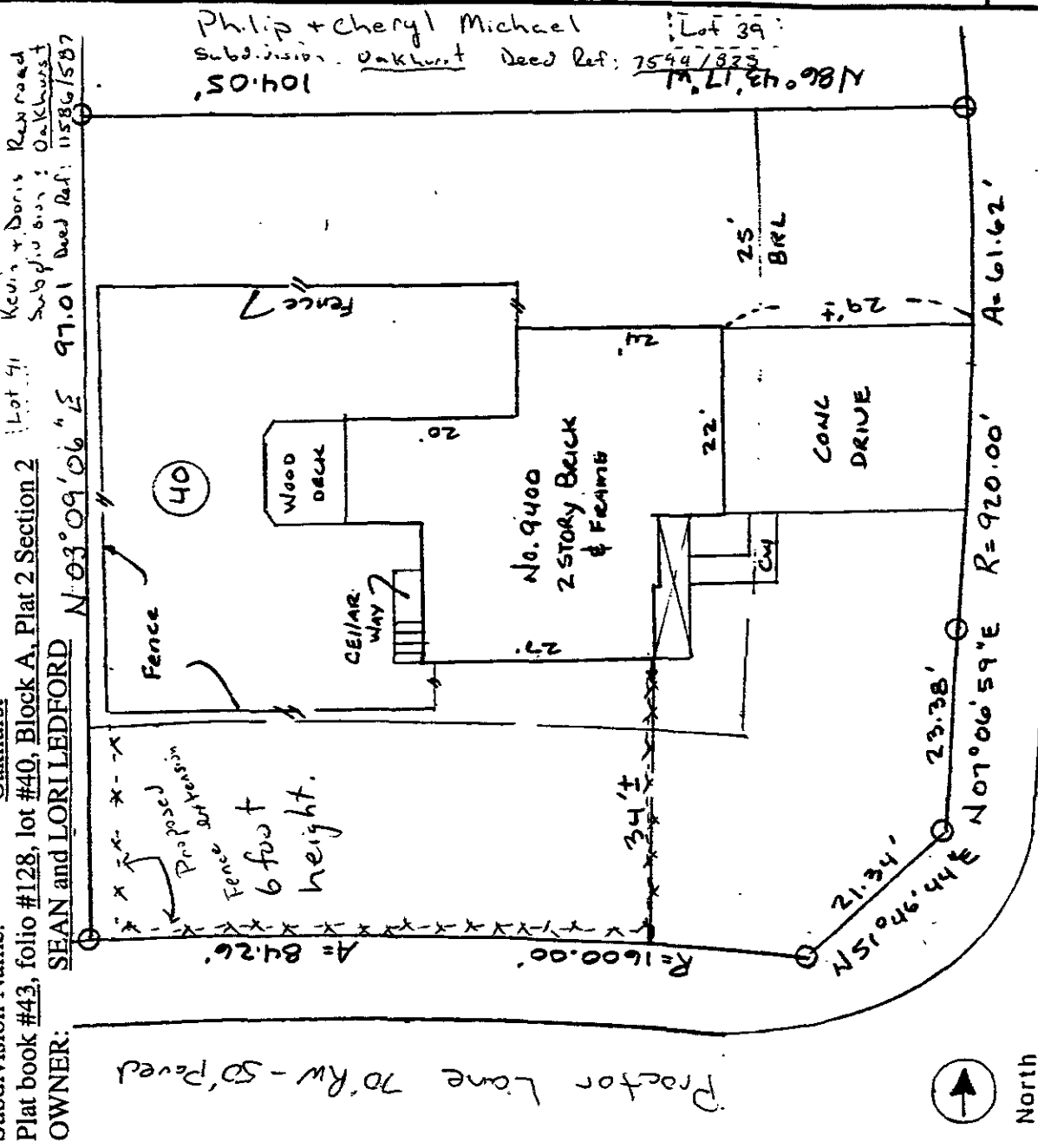


LOCATION INFORMATION

Election District: 15
 Councilmanic District: 5
 1"=200' scale map: NE-11G
 Zoning: D.R. S.S.
 Lot size: .82 acreage 9904 sq. ft.
 Public Sewer: ☒ Public Water: ☒ Chesapeake Bay Critical Area: ☐ Prior Zoning Hearings: None

Zoning Office USE ONLY!

reviewed by: JF
 item #: 471
 case #: 99-471-A
 CTM



Philip + Cheryl Michael
 Subdivision: Oakhurst
 Deed Ref: 7544/825
 186.47' 17.41' 24.98' N
 Lot 39
 104.50'

Kevin + Doris Rawn Road
 Subdivision: Oakhurst
 Deed Ref: 11586/587
 97.01' Deed Ref: 11586/587

SEAN and LORILEDFORD
 N 03°09'06"E 97.01' Deed Ref: 11586/587

Proctor Lane 70' R/W - 50' Paved

North
 date: 5/14/99
 prepared by: SBL CURB
 Seven Courts Drive 70' R/W - 50' PAVED
 Scale of Drawing: 1" = 30'

PST. EX. 1

99-471-A

Proctor Lane

9330
Seven
Drive

3752
Proctor
Lane

9400
Proctor
Lane

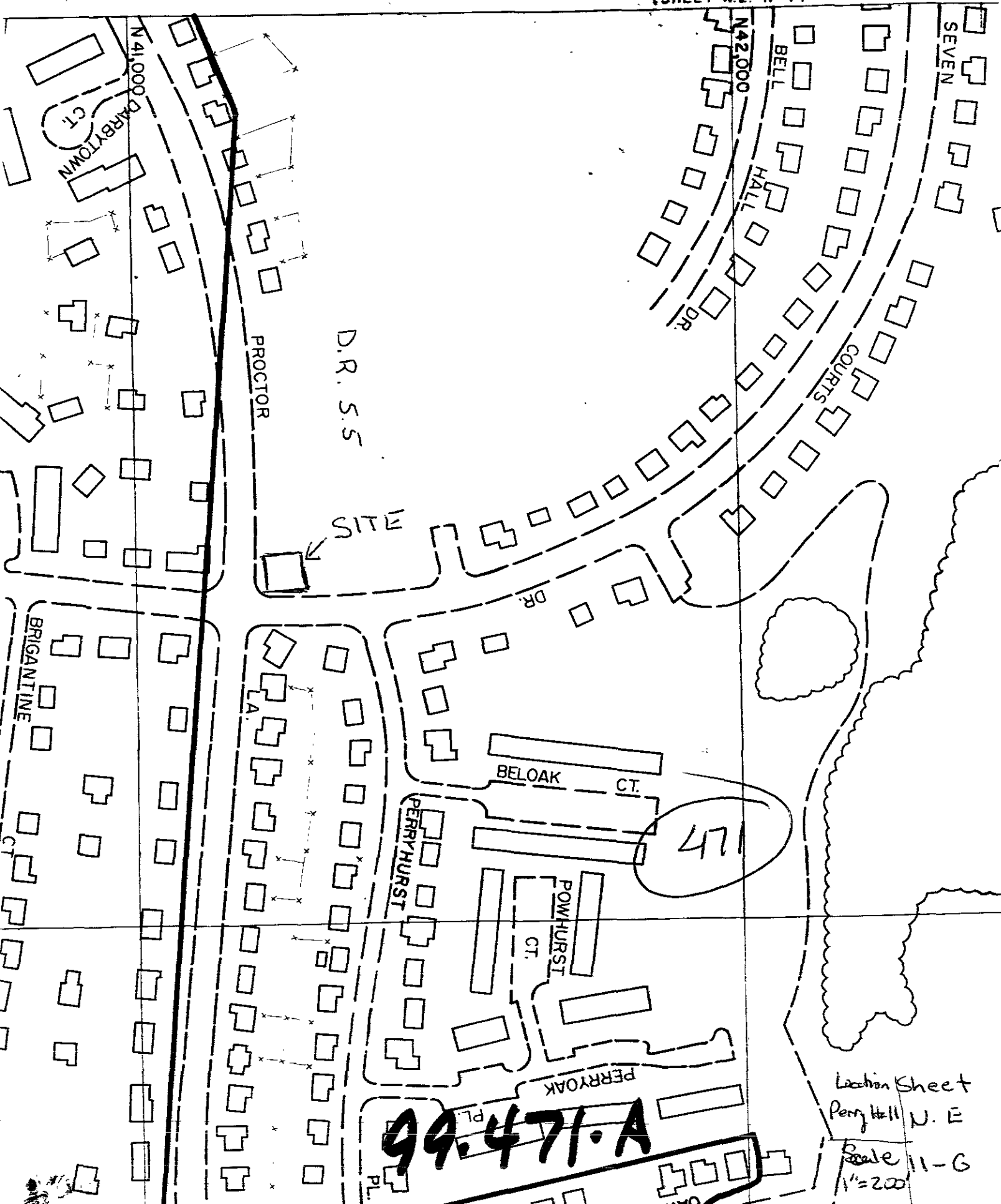
9402
Seven
Drive

Proctor Drive

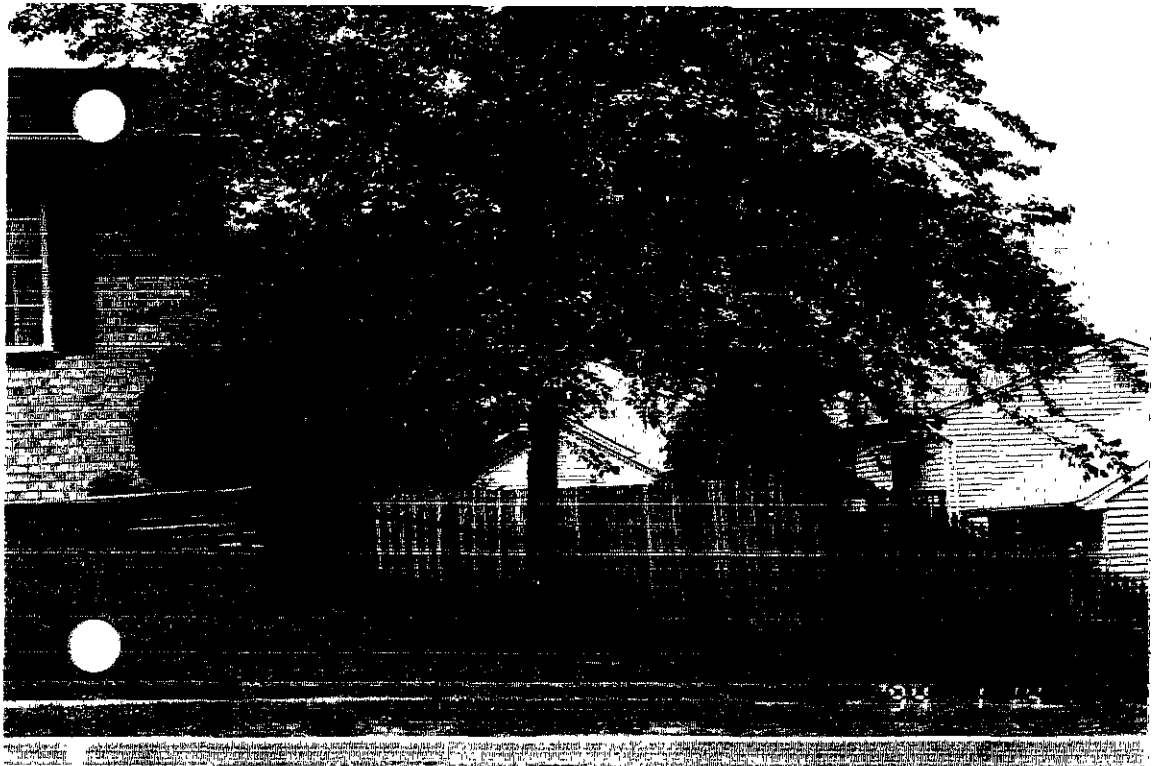
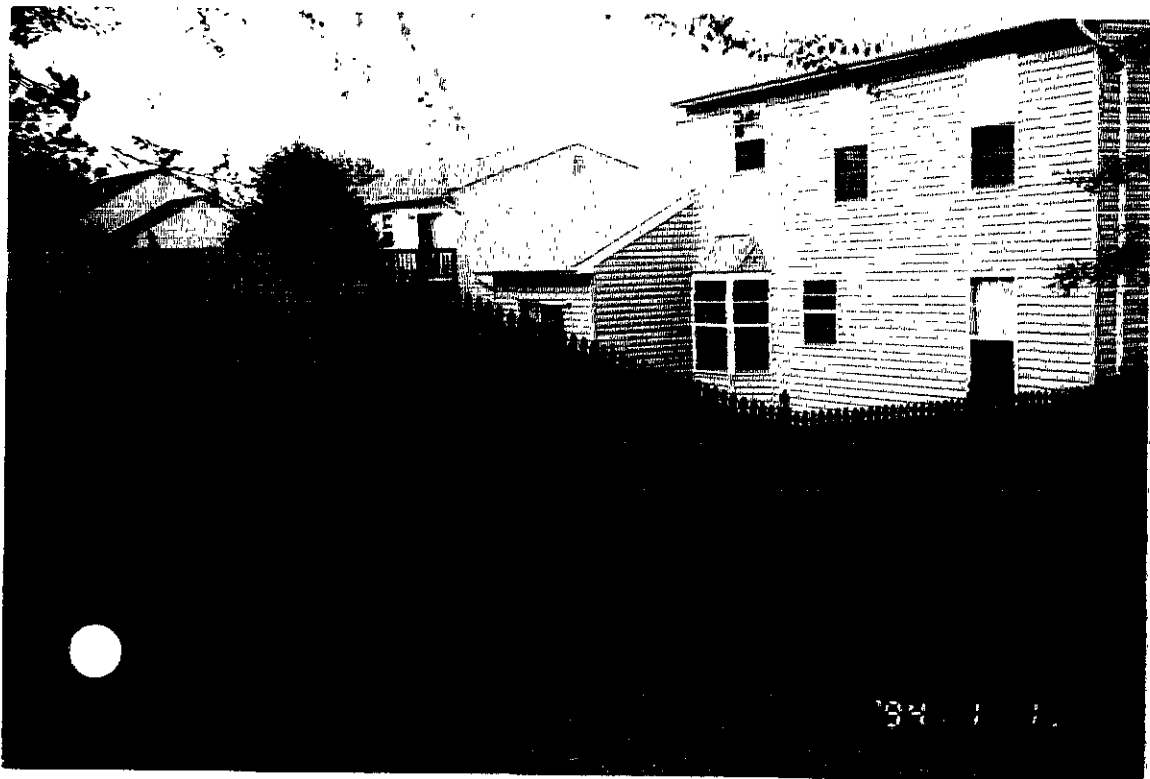
Seven Courts

9329
Seven
Drive

3800 Proctor
Lane



99.471-A







ZONING NOTICE

VARIANCE

CASE # 99-471-A
TO PERMIT A 6' HIGH FENCE IN THE REAR
AND SIDE YARD OF A LOT WHICH ADJOINING
THE FRONT YARD OF ANOTHER IN LIEU OF
THE REQUIRED 42'

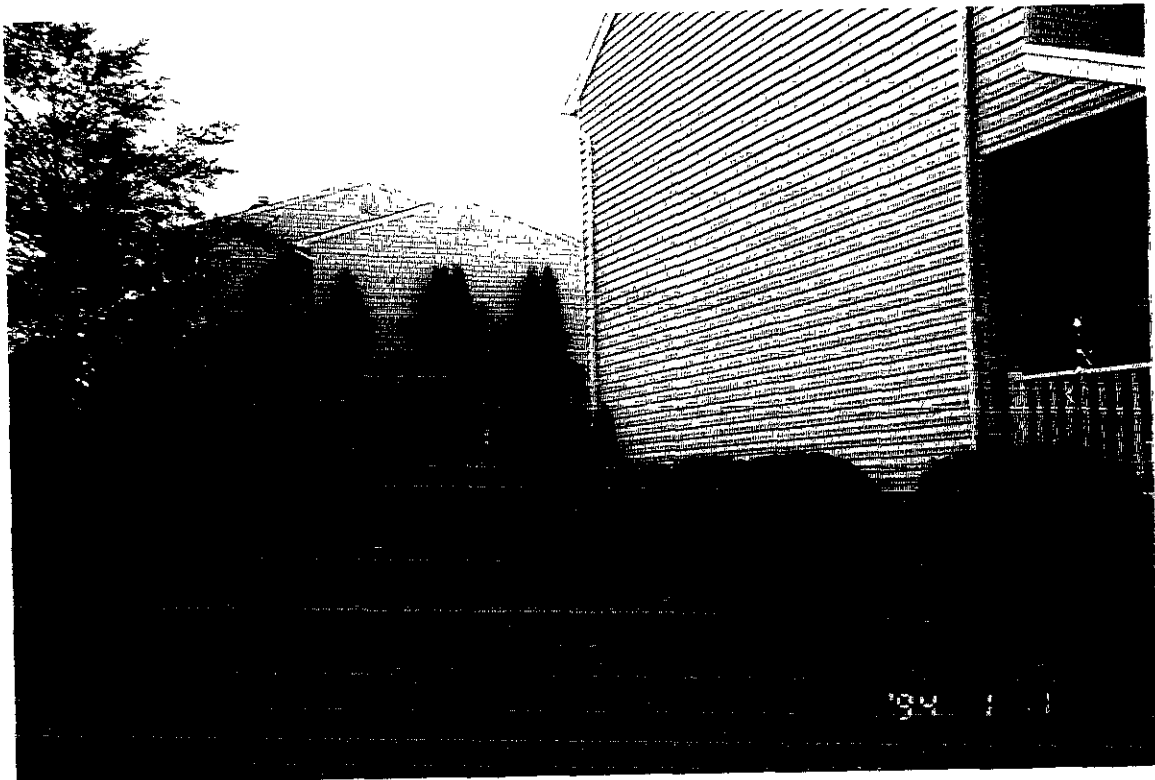
PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
6:00 P.M. ON JUNE 11, 1999

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

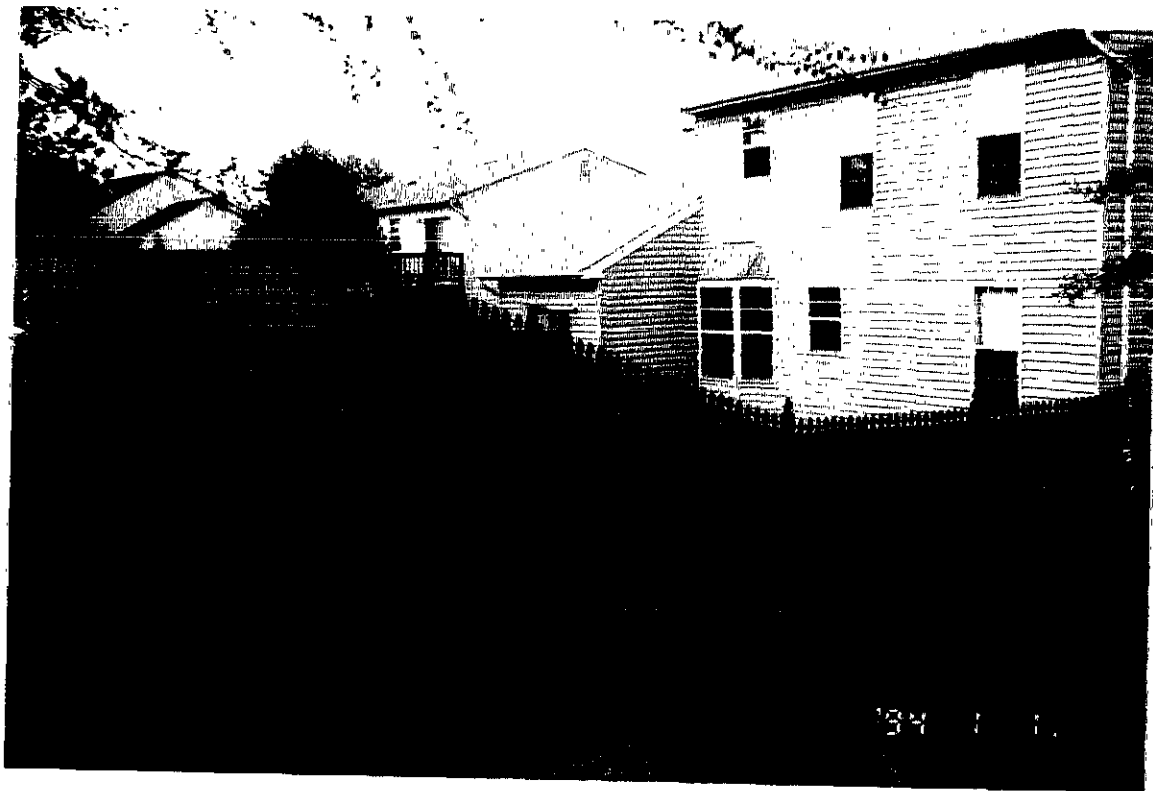


Street view of proposed location to extend 6ft high fence to sidewalk + front of house



Looking from front of house - side yard to be enclosed by 6ft extended fence.

471
99.471-A



Proposed location to extend 6ft high fence



Side / Back yard for proposed extension of 6ft
high fence

99-471-A

2471



99-471-A

471

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE 1" = 200' ±	LOCATION PERRY HALL	SHEET NE II-G
DATE OF PHOTOGRAPHY JANUARY 1986		